

**MINUTES OF THE
WEST LAFAYETTE REDEVELOPMENT COMMISSION
October 22, 2007**

Redevelopment Commission members present: Steve Belter, Patsy Hoyer, Larry Oates, Earle Nay, and Diane Damico. Also in attendance: City Attorney-Bob Bauman, Joe Payne-Superintendent of Parks, Dave Downey-Director of Public Works, Stan Lambert-Wabash River Enhancement Corp., Tom Gall of T. J. Gall & Associates, Josh Andrew-Director of Development, Charlotte Martin, Beverly Shaw, and Deborah Kervin of the Department of Development, and citizens and members of the media.

Mr. Belter called the meeting to order at 12:04 p.m. Mr. Belter asked were all the appropriate meeting notices and agendas posted and mailed? Ms. Kervin answered yes, they were.

OLD BUSINESS

Mr. Nay made a motion to approve the September 24, 2007 minutes. Mr. Oates seconded. Ms. Belter asked if there were any corrections. There were none. The motion to approve the minutes as presented passed unanimously 4-0.

Mr. Oates said before we move on, I would just like to say that after our last meeting, we took that tour of the temporary fire station/parks facility. We've gone back and forth on this a lot over the past year or so. I would like to say that I am truly impressed with the facility that we've built out there that the staff put together. I think some of the community has the misconception that this was built merely as a temporary fire station, but when you get out there and you actually see it, you see that it is being used as a temporary fire station, but it was built as a Parks Department facility and will have life and breath for many, many years to come. I think that's what is so phenomenal about this project. That we do have a double use project; a very nice meeting room that will be there along with a heated garage—something that the Parks facility has never had in the past—which they'll be able to use approximately 22 months from now. I am very impressed with what the City staff was able to do with a very limited budget and trying to keep within those budget constraints. Sometimes we forget to tell those folks that they are doing a good job, and I think they did.

Ms. Damico said I would like to add to that that the people in the neighborhood are very excited about what they are going to be able to do in there. They are pretty excited about the Parks Department being there.

NEW BUSINESS

Mr. Belter said the first item of new business is the authorization of the trustee to pay claims. Mr. Oates made a motion to pay the claims. Mr. Nay seconded.

Tom Gall, of T. J. Gall and Associates, gave an update on the projects that he was working on. He said on Chauncey Square, the sidewalk work for the time being, has concluded. It's all in place. We still have some pervious concrete strips to install along Chauncey Street which is dependent on Milestone certifying crews to install. The strips are taking more storm drainage water and putting it directly in to the sub grade and not into the combination sewer. One of the things we've done at this point, is close off another piece of combination sewer. You'll now see some sod and things like that along Salisbury, so that area is a little more finished. There will be some trees coming either late this fall or next spring along Salisbury.

Ms. Martin said the claim from Deaton Enterprises was for a tree removal in that area. Mr. Gall said there was a single tree left standing after all of the construction on the Chauncey Square project, but it had been so badly impacted, that we determined that its chances for survival beyond a short period of time were negligent, so we had it removed. In fact, if you've been down there, you'll see that the developers are actually installing trees now. Mr. Gall continued with that piece of work is coming along well. We hope to finish up with that piece of pervious concrete, basically as soon as we can get a crew from Milestone available. It could be a couple of weeks.

Mr. Gall continued with the storm and sanitary project is complete and finished. I don't think there's anything outstanding on that particular project other than getting the trees up. We're in the process of putting a document together to get some pricing to proceed with the next phase of the Wabash Landing Garage. The maintenance schedule will center around the southwest stair tower structure and the underneath side and some additional wall sealing and column repair and some deck sealants.

As far as the Midway planting, I'm going to get together with Joe (Payne, Superintendent of Parks) and see if there's some budget left to add some ornamental grasses possibly and I would recommend that you do that with the balance of that appropriation before the year is out. Ms. Martin said and we did get the money back from the State for that. They had indicated that they would give us back \$50,000 and that money has come in.

Mr. Belter asked are there any further questions before we proceed with a vote?

Ms. Damico said I want to clarify something we were talking about last month, that annual inspection on the garage, are we getting that schedule? I know they're sending maintenance schedules for the garage now, but we were talking about an annual inspection. Mr. Gall said right, we thought about that a little bit, and as long as we are

continuing with this maintenance program, that's kind of doing the same thing. We might not really need to start on that until next year. Mr. Most was up and walked through the garage and we talked about things that we are doing and proceeding with. The area around the stairs is an area we want to get working on. The next major item is heavy duty deck coating for the top deck and half the deck below that where rain water eats the concrete deck. It will be time by next year or the first of the following year to get that coating on so that deck has some more protection. Ms. Damico said so the actual company that's looking at it now is going to continue the monthly inspections. Mr. Gall said no, the company managing it is the Wabash Landing developer and the people there. On your behalf, we have been having John Most (Carl E. Most & Sons) come and look at the garage from time to time and see how it's doing. They did the report three years ago and we have been working on this maintenance program. We've talked about having them start up again and do that on a continual basis for you, but I don't think we really need to start that until next year.

Ms. Martin added Dave Buck (City Engineer) had indicated that CrossRoad Engineers, is continuing with the Yeager Road design. Mr. Payne stated that the three-phase preparation of the Celery Bog Nature area has begun and they'll be seeding next month and filling in for the additional plants to be installed in the savannah. We have received a "WHIP" grant from the USDA. It's a Wildlife Habitat Improvement Program grant which will enable us to leverage additional money for another \$5,000 worth of plantings to continue our habitat improvement work and vegetation restoration.

There were no further questions or comments and the motion to approve the payment of claims passed unanimously 4 – 0.

Mr. Belter said the next item of business is the Presentation of the Wabash River Enhancement Corporation. Mr. Lambert, Executive Director Wabash River Enhancement Corporation, said thank you for inviting me here to meet with you and inform you about the Wabash River Corridor Project. Mr. Lambert gave an overview of the history of the Wabash River Enhancement Corporation (WREC) and an update of what's currently happening in the project in a PowerPoint presentation. He said the mission of WREC is to enhance the quality of life in the Wabash Corridor by creating sustainable opportunities to improve health, recreation, education, economic development and environmental management. It is a community-led project rather than a politically-led project. The WREC board has prioritized Tippecanoe County and Lafayette/West Lafayette as the Phase I area of the Corridor. (A complete copy of presentation is attached to minutes.) Mr. Lambert concluded with the Wabash River Corridor is Lafayette/West Lafayette's best opportunity to create a unique and vibrant place of choice that can attract and retain the leadership and workforce of the bio-life science and high technology sector. He also showed several illustrations followed by a brief question and answer period.

Mr. Belter thanked Mr. Lambert and said the next item of business is **Resolution RC 2007-17**. Mr. Nay made a motion to adopt resolution RC 2007-17. Mr. Oates

seconded. Mr. Belter said this is an appropriation from the Levee/Village Surplus Fund for the next phase of maintenance for the Wabash Landing Parking Garage. Mr. Gall said this is for the work on the stairwell on the southwest corner where the elevator area is; the structure around that stairwell and underneath it. It's for coating it and some additional coating in the garage and some column patching. It was scheduled a couple of years ago. We may take some additional pricing for deck coatings and use the money, if it's available, within this appropriation. We hope to have those pricings done by the time you meet in November and if weather allows us to proceed, or have it under contract to proceed first thing in the spring. Mr. Nay asked on the top floor, how are you going to keep the rainwater out of the stairwell? Mr. Gall answered at this point, we haven't looked at enclosing the stairwell. We have sealed it to keep the water out—we do have snow that comes in, it's still an open air stairwell and some water soaks through the structure itself. But, at this point we have not looked at the detail of enclosing the stairwell. It could be done. It could be looked at. Mr. Nay said it might be a good idea. It's quite open.

Mr. Oates said this is the next portion of the plan that we've been working on now for a couple of years? Mr. Gall said that's a small amount of work that we can get done with the appropriation that you already have. We are going to try to proceed within the next month with that same contractor. Mr. Nay asked is the operator responsible for the custodial cleaning of the stairwell? Mr. Gall answered they continue to do that. They've also done work on the northeast stairwell on the exterior to seal that up. In fact, that's work they've done a couple of years ago. They continue to clean and run the facility and do those types of maintenance items. Mr. Oates said what do we have in place, once we get this back up to a tip-top condition? What mechanism do we have in place to be able to push this back on to the operator? Mr. Gall said once you get through this program, we should lay out that ongoing annual program so that you're not at a point where you've got to replace all the joints in the garage, just the 10 or 15 that need to be replaced each year. I think they're working very hard, to have the garage be financially able to do that. I think the intent is to get the garage back up and on its feet and put the maintenance back on the responsibility of the operator.

Mr. Oates said I was very impressed with the latest financials that got from the garage operator. The garage has a net income of over \$20,000 this year alone. That's a turn around of where we were in the past. I am quite pleased to see that there is money there to put towards future maintenance. Mr. Belter said I think the current management of the garage is demonstrating that they can run it and have been doing so for some time now. Up until just recently, they had a huge debt to Denison that they had to pay off. Now that that has been paid off, the garage looks significantly better from a financial standpoint. Mr. Oates said this is one of those things that if we go back to the minutes a year or two, I can honestly say that I wasn't pleased with the fact that we were going to have to spend this money, but I think this has probably been the best investment that we can make as a long-term effort to get this facility back to where it should be and also at that same time, put management in place that was going to be able to turn that garage around financially so that it could become self sustaining. I think we are well on our way

to doing that and this is the next step that we need to take to get that garage back to a point where we can hand it off to the operator. Mr. Belter said I think so, too.

Mr. Belter opened the Public Hearing for Resolution RC 2007-17. Mr. Belter asked are there any questions or comments from the public about the proposed resolution? Hearing none, the Public Hearing was closed. There were no further questions or discussion. The motion to approve Resolution RC 2007-17 passed unanimously 4 – 0.

Mr. Belter said Josh (Andrew, Director of Development), do we have any other new business? Mr. Andrew said I'll just reiterate that this Sunday at 10:45 at the bridge head overlook at Brown Street will be a dedication for the Purdue Boat House with a ribbon cutting, kickoff ceremony.

Mr. Oates said I do have some questions on some of the items that came in our packet of materials. I have this TIF Project List. Are the items that are on the project list appropriated, encumbered, are they wish lists, where are we? Mr. Belter said I think this was drawn up about a year ago and it was our best educated guess coming from the staff as to where we would be using money in the three TIF districts in 2007. The ones that just show 2007 as their status, I'll suggest haven't come to fruition yet. Mr. Oates said are they encumbered? Ms. Martin said no. Mr. Andrew said we were just budgeting for what we thought might be coming down the road.

Mr. Oates said I also know that something that we've talked about early on was that at some point we need to cut Wastewater Treatment a check out of the Levee/Village TIF. Mr. Gall said clearly we've talked about that that was an upcoming project to fund. At the time that it needed to be done for the Chauncey Square Project to happen, you didn't have the funds to do that. That turned out to be a \$500,000 project. Mr. Downey got some storm water really separated out from the sanitary which is making little pieces of progress. There's two pieces of test pervious paving that he determined we were going to do and did, to start taking the storm water and putting it into the sub-grade, so you are having an effect on the Wabash River Corridor through your infrastructure work. Part of the \$410,000 that is appropriated for work around Chauncey Square includes the concrete work that was part of that project—somewhere in the neighborhood of \$100,000. So out of the \$500,000 or so that that project costs, some of it you've already appropriated to fund back. What we didn't use doing the sidewalk and the landscaping and the other things yet this year is also available to fund back. I think one of the things that you've talked about as the year end comes, is determine how you can, with the balance that will be in that account at the end of this year and the beginning of next year, repay \$500,000+ to Wastewater so that they can get back to where they need to be and you will have spent those funds on infrastructure reducing the City's other costs.

Mr. Oates said I was looking through the previous minutes recently and I know for a fact that we said we were going to go back and do that. I wanted to make sure that we do it and I can't speak on behalf of Mr. Downey, but I'm sure Mr. Downey would

rather have it sooner than later as far as any funding going in there, so that it moves it off his books and on to our books. I believe that the idea was if we were going to spread it across a few years. If that's so and if there's money that is left over coming out of the Levee/Village TIF district after we finalize all the numbers with what Tom is saying where the numbers come on the improvement project along Chauncey Square, that if there could be an appropriation yet this year to put some of that money back in, I think it would be judicious on our part to push as much back upstream as we possibly can.

Mr. Nay asked Mr. Andrew will you have an updated list in the annual report? Mr. Andrew said hopefully, we're having a meeting this week to go over those future projects.

The Commission confirmed the following meetings:

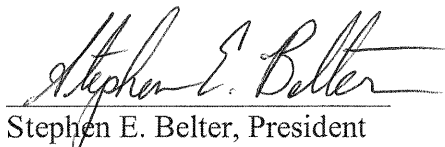
Monday, November 19 at 12:00 noon
Monday, December 17 at 12:00 noon
Wednesday, January 2, 2008 at 4:00 p.m.

Mr. Andrew said I would like to remind you that on December 17th, Joe Hornett will also be here to speak about the Purdue Tech Park. Mr. Belter asked if there was any other public comment for the Commission. There was none. Mr. Nay made a motion to adjourn the meeting. Mr. Oates seconded. The meeting adjourned at 1:20 p.m.



Lawrence T. Oates
Recording Secretary

Approved:


Stephen E. Belter, President

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